STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn before me, this the 11th day of May 2017.

My Commission expires: 1-9-18 (Affix Seal)

Notary Public

ROBERT GREENE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 9, 2018

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
ROBERT GREENE, ATTORNEY
208 Third Avenue N. Suite 500, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO
Darrell Jones, et.al. (Name)	Same (Name)
3227 Lincoln Avenue (Street Address)	(Street Address)
Nashville, Tennessee 37218 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP AND PARCEL NO. **70-9-34.01**	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOHNNY BURROUGHS AND WIFE LINDA BURROUGHS, HEREINAFTER CALLED GRANTORS HAVE BARAGAINED AND SOLD , AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Darrell Jones, Unmarried and Lakesha Welch, Unmarried HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Located in the 13th District of said County, being Parcel "D" of the C.W. Burns division of Lot No. 10 and 11 of the H. E. Simpkins Division of the Curtis Lands, of record in Plat Book 547, page 38, Register's Office of Davidson County, Tennessee. Said Lot beginning at a point in the Center of Lincoln Avenue, 381 feet from the center of Lloyd Avenue; thence N. 32 deg. E. 127.4 feet to a point in Mayberry's south line; thence S. 87 deg. W. 47.5 feet to a point in Mayberry's corner; thence N. 32 deg. E. 99.8 feet to a stake; thence N. 58 deg. W. 35 feet to a stake, N.E. corner of Parcel "C" of said sub-division; thence S. 32 deg. W. 200 feet to a point in the center of Lincoln Avenue ; thence with the center of Lincoln Avenue , S. 58 deg. E.74 feet to the beginning.

Being the same property to Johnny Burroughs and wife Linda Burroughs by Warranty Deed a undivided ½ interest and Larry Joe Burroughs and wife Gina Burroughs by Warranty Deed from USA Financial, Inc., a Tennessee corporation of record in Book 7800, page 320 said Register's Office. Also, being the same property conveyed to Johnny Burroughs and wife Linda Burroughs by Quitclaim Deed from Larry Joe Burroughs and wife Gina Burroughs of record as Instrument No. 20170417 Register Office of said County. 00536712

BILL GARRETT, Davidson County
Trans:T20170042148 DEEDWARR
Recvd: 05/17/17 16:09 2 pgs
Fees:13.00 Taxes:555.00
20170517-0049117

This is improved property known as 3229 Lincoln Avenue North, Nashville, Tennessee 37218.

THIS DEED IS TAKEN SUBJECT TO A DEED OF TRUST EXECUTED BY JOHHNY AND LINDA BURROUGHS TO CHAN MCCOULLOUGH, TRUSTEE TO SECURE A NOTE DATED 2/4/99 IN THE ORIGINAL AMOUNT OF $37,000.00 AND PAYABLE TO NANCY RYANS, CUSTODIAN FOR CHRIS RYANS.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenance, estate title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of May 2017,

JOHNNY BURROUGHS

LINDA BURROUGHS

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Johnny Burroughs the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of May 2017.

My Commission expires: 1/9/18

Notary Public

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Linda Burroughs the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of May 2017.

My Commission expires: 1/9/18

Notary Public

ROBERT GREENE STATE OF